



# Planning and Community Development Department - SITE PLAN

Use for Additions to Property/Residence or Placement of Manufactured Homes/Mobile Homes

Applicant Name Glenn and Cheryl Dahl 707-208-4229 bmwrod1990@gmail.com  
 Contractor Name Mark and Paul Riser Tara Custom Homes 719-499-0272  
 Property Address 12725 Linnwood Lane  
 Zoning RR-5 Parcel Number 520900084 Legal Description N 1/2 NE 1/4 NW SE 1/4 SEC, 9, T.12S. R.65W, 6TH P.M. 4,951 AC.  
 Proposed Structure & Use Detached Accessory Living Quarters New Structure sq. ft. 2150  
 Lot sq. ft. 217,800 Existing + new structure sq. ft. 7152 % Lot coverage 3.3% New Structure height 23 ft

All Site Plans MUST include the following LEGIBLE minimum standards and drawn to a scale determined by applicant:

- |   |   |
|---|---|
| <input type="checkbox"/> Lot configuration and boundary measurements                      | <input type="checkbox"/> Building setbacks, highways or rights-of-way               |
| <input type="checkbox"/> All streets, roads, or highways adjoining the property           | <input type="checkbox"/> Location of easements, driveway(s), well and septic system |
| <input type="checkbox"/> Dimensions & square footage of existing and proposed structures  | <input type="checkbox"/> Contours if slope is greater than 10%                      |
| <input type="checkbox"/> Building location with reference to distance from property lines | <input type="checkbox"/> Building coverage calculation (% of lot coverage)          |
| <input type="checkbox"/> Location of NO-BUILD areas, watercourses, drainage facilities    |   |

Any approval given by El Paso County does not obviate the need to comply with applicable Federal, State or Local Laws or regulations. Planning and Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat. An access permit must be granted by the Planning and Community Development Engineering Division prior to the establishment of any Driveway onto a County road, or a waiver granted for access to a private road. Diversion or blockage of any drainage way is not permitted without the approval of the Planning and Community Development Engineering Division.

Fees are payable at the time of submittal and are NON-REFUNDABLE, regardless of approval or denial  
 Site Plans may be delayed or denied if information is omitted. APPLICANT IS RESPONSIBLE FOR ACCURACY OF SITE PLAN

Signature Glenn Dahl Date 1 Aug 2021

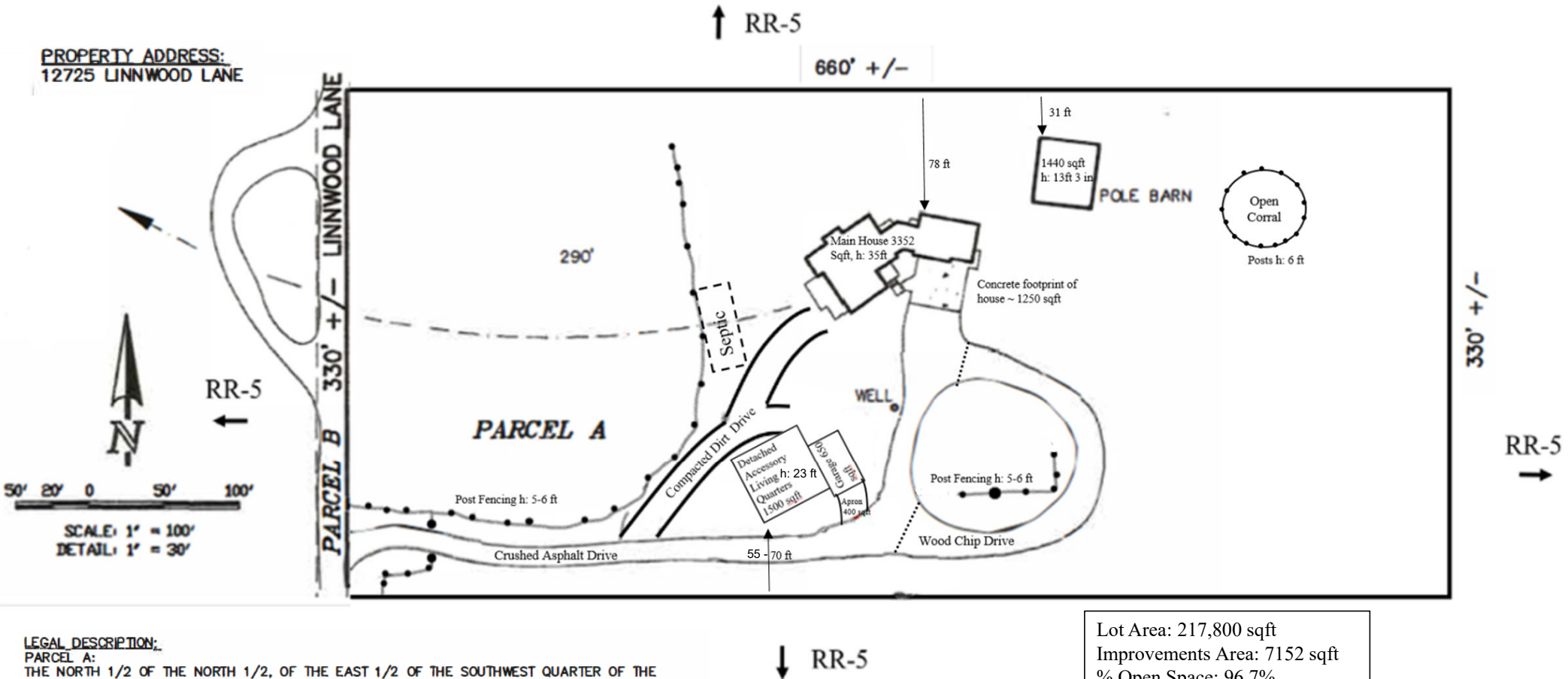
\* SEE ATTACHED PAGE \*



Office Use

Plat No. \_\_\_\_\_ Note: \_\_\_\_\_

PROPERTY ADDRESS:  
12725 LINNWOOD LANE



**LEGAL DESCRIPTION:**

**PARCEL A:**

THE NORTH 1/2 OF THE NORTH 1/2, OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

**PARCEL B:**

TOGETHER WITH A NON-EXCLUSIVE RIGHT OF WAY FOR DRIVEWAY OVER THE WEST 20 FEET OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

Owners: Glenn T. Dahl, Cheryl D. Dahl

Zoning: RR-5

Prepared by Glenn Dahl 11/18/21

Lot Area: 217,800 sqft  
Improvements Area: 7152 sqft  
% Open Space: 96.7%  
% Lot Coverage: 3.3%  
Pole and Wire fence surrounds  
the exterior of parcel A, h: 5-6 ft

Detached Accessory Living Quarters 1500 sqft and Garage 650sqft are the planned construction on this property. This site overlays the original house foundation that was burned, which will be removed.